



H-14-26
Reserves Dollars. *Office Copy SIGNED*

Rolls Landing 2026

Submitted By: Gregory Alkema

(239) 707-2129

Greg@FloridaPainters.com

01/22/2026

Client:

Star Hospitality Management
26530 Mallard Way
Punta Gorda FL 33950

Contact:

Name: Barbara Oliveira
Phone: (941) 575-6764
Email: rollslandingoffice@gmail.com

Project: Rolls Landing 2026

220493
Rolls Landing 2026
23465 Harborview Rd
Port Charlotte FL 33980

	182,985.00
Exterior Painting - 6 Buildings	7,115.00
Clubhouse	4,465.00
Anderson House	815.00
Guard House	22,795.00
Perimeter Wall	51,850.00
Handrailings	24,365.00
Soffit & Gutters	2,595.00
Pool Deck Pavers	
Total Bid:	296,985.00

To provide exterior painting at Rolls Landing, 23465 Harborview Rd, Port Charlotte, FL 33980 based on specifications provided by Sherwin Williams dated January 14, 2025.

Areas of Work to Include:

- Five 4-story buildings, One 2-story building, Clubhouse & Pump House, Anderson House, Guard House, Perimeter Wall-
- Exterior stucco walls, bands, beams, columns, and ceilings.
- Unit entry doors and frames.
- Service doors and frames.
- Double doors and frames.
- Stairwell and walkway handrails and pickets.
- Previously painted wood beams, fascia, and corbels. (Clubhouse)
- Previously painted downspouts, a/c chase, boxes, pipes, and conduit.
- Previously painted hurricane shutter boxes.
- Stand alone storage building.
- Clubhouse and Anderson House enclosed porch stucco.
- Decorative shutters (Anderson House)
- Previously painted utility boxes, vents, pipes, and conduit.
- Carports - pressure wash only.
- Handrailings - Optional.
- Aluminum soffit and gutters - Optional.
- Pool deck pavers - Optional.
- Lanai walls and ceilings - Optional.

Contract

Scope of Work to Include:

- Pressure wash all areas to be painted, soffit, fascia, and carports with minimum 3500 psi and mild bleach solution to remove loose and peeling paint, dirt, mold and mildew.
- Pull back mulch/landscaping material to paint below grade.
- Cover floors, tiles, pavers, and areas not being painted.
- Apply one coat H&C Microtite 100% Acrylic Conditioner/Chalk Sealer.
- Repair surface cracks on exterior stucco using ConSeal elastomeric patching compound.
- Make minor stucco repairs as needed.
- Thoroughly inspect and caulk around windows, doors, penetrations, and areas between dissimilar materials with Sher-Max Urethanized Elastomeric Sealant as needed.
- Treat any rusted areas with Ospho and spot prime prior to painting.
- Finish with one coat of Sherwin Williams Latitude 10-Year 100% Acrylic Premium Satin.
- Doors will be sanded, rust spot primed, primed with BondPlex and finished with Sherwin Williams Urethane Enamel Semi-gloss.
- Railings will be sanded, cleaned with denatured alcohol, primed with ProCryl, and finished with SherCryl High Performance Acrylic.
- Apply one coat Loxon XP waterproofing to horizontal surfaces of perimeter wall.
- Please refer to specifications for a more detailed description of products and procedures.

Optional:

- Bollard lights - \$55. each
- Street lights (45) - \$9,450.00
- Remove and replace caulk - \$2.95 per lf.

Owner Option:

- 4-story lanai walls and ceiling; small \$205. each, large \$325. each
- 2-story lanai walls and ceiling; \$55. each

Excludes:

- Light fixtures, aluminum soffit/fascia, aluminum lanai enclosures, metal window frames, floors, carport storage units, pool fence, and anything not specifically listed in areas of work.

Clarifications:

- All stucco painting will be performed via brush and roll method. Our last paint job of the community has withstood the test of time since 2014.
- Painters will adhere strictly to the specifications provided by Sherwin Williams and the professional painting guidelines of the P.C.A.
- Tread mats will be used to mitigate damage to turf by boom lift.
- Foliage to be cutback 12-18" by association.
- All hurricane shutters will need to be rolled up or open to provide access to all stucco areas within. Painters are not allowed to

Contract

operate or adjust shutters.

- Minor stucco repairs are included. Should something be found to be more severe in nature, it will be brought to the immediate attention of the property manager and the board for discussion and a solution.
- Job site will be kept clean with all trash removed daily. Florida Painters will have an on-site trailer to place all paint, equipment, and sundries.
- A 10-Year warranty will be issued at the end of the project by Sherwin Williams.
- Payment terms: 0 down, progress billing on the 15th and 30th of the month.
- Owner to supply Florida Painters with water and electricity.
- Project schedule will be posted on our website, www.FloridaPainters.com.
- This project to take 10-12 weeks to complete (weather permitting)
- All painters are full-time W2 employees of Florida Painters. Project will be staffed with two crews of six.
- An English-speaking foreman to be on-site at all times. Employees to wear name badges with photo ID.
- A pre-start meeting will be held one week prior to starting. Estimator, Owner, foreman, Paint Rep, Board member and property manager will be invited.
- Paint manufacturer representative will periodically inspect job site to provide warrantee.
- At the end of the job, the foreman will walk the job and do touch-up's, then the foreman and quality control will do another walk about and touch-up. Finally, we invite the board and property manager for a final walk with painters to do a point and paint touch-up.
- Florida Painters will provide a portable restrooms, placed at your convenience.
- Pricing is based on the use of the same or similar colors. If additional coats are required for proper coverage due to color selection, there will be an additional charge.
- Florida Painters cannot be held responsible for the failure of previous coats.
- Rust is a reoccurring condition and is not considered a paint or coating failure.
- Price is valid for 90 days.
- If Florida Painters is unable to obtain materials in the time-frame expected, due to a shortage, material may be changed to an equal value or better, or Florida Painters will be granted additional time to complete project.

Important Note:

Florida Painters takes pride in the outstanding level of workmanship we maintain on each and every job. Should you find anything not to your total satisfaction before or after your project is complete, please contact us immediately so that we can rectify the situation.

If the person signing does not have the owners authority, the signing person becomes personally responsible.

Customer Sign: Denise P. Hernandez FL Painters Rep. Sign: Greg C. Williams

Date: APRIL 14, 2026

Title: President Rolls Landing Ass.

TERMS: Interest at 1.5% (18% ann.) will be added from the due date until paid. If litigation occurs; collection, attorney fees and court costs will be added.

WE DO ACCEPT VISA & MASTER CARD - HOWEVER THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTION